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KAGWP37 10/25/88 rc

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GHM)
2700 First American Center
Nashville, Tennessee 37238

EXECUTORS WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Ben Massey<br>~~1727 St. Louis Street~~<br>Nashville, TN 37208<br>→ 913 Waterswood Dr. | Same | 81-6<br>478 |

WHEREAS, James R. Harrison was the owner of certain real property located in Davidson County, Tennessee, as described below, having received title thereto by deed of record in Book 4656, page 761, Register's Office of Davidson County, Tennessee; and

WHEREAS, James R. Harrison died on July 19, 1983; and

WHEREAS, ~~pursuant~~ to the court order dated Oct 12 1988 of record in the Probate Court Clerk's Office (13806) the named Mary Lyons, as Co-Administrator of the James R. Harrison, desires to convey the estate's interest in said real property to Ben Massey and wife, Mary R. Massey, their heirs and assigns, a certain tract on parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the map of George Shield's Second Addition to North Nashville, as of record in Book 57, page 146, said Register's Office.

Said Lot No. 21 fronts 50 feet on the southerly side of St. Louis Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. Harrison by deed of record Book 4656, page 761, said Register's Office.

This is improved (X) unimproved ( ) property known as: 1727 St. Louis Street, Nashville, TN 37208.

Said property is conveyed subject to the following matters:

1. 1988 taxes which have been prorated and assumed by the Grantee.

2. Such matters as would be reflected by an accurate survey.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Grantor execute this instrument solely in her fiduciary capacity and not individually and the warranties herein made by her are limited to those warranties which she can, and should make in her fiduciary capacity and not further or otherwise.

WITNESS our hands this 25th day of October, 1988.

Mary Lyons, As Co-Administrator of the Estate of James R. Harrison

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Mary Lyons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, as Co-Administrator of the Estate of James R. Harrison, for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 1988.

Notary Public

My Commission Expires:

5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $7,500.00.

Affiant

Sworn to and subscribed before me this 25th day of October, 1988.

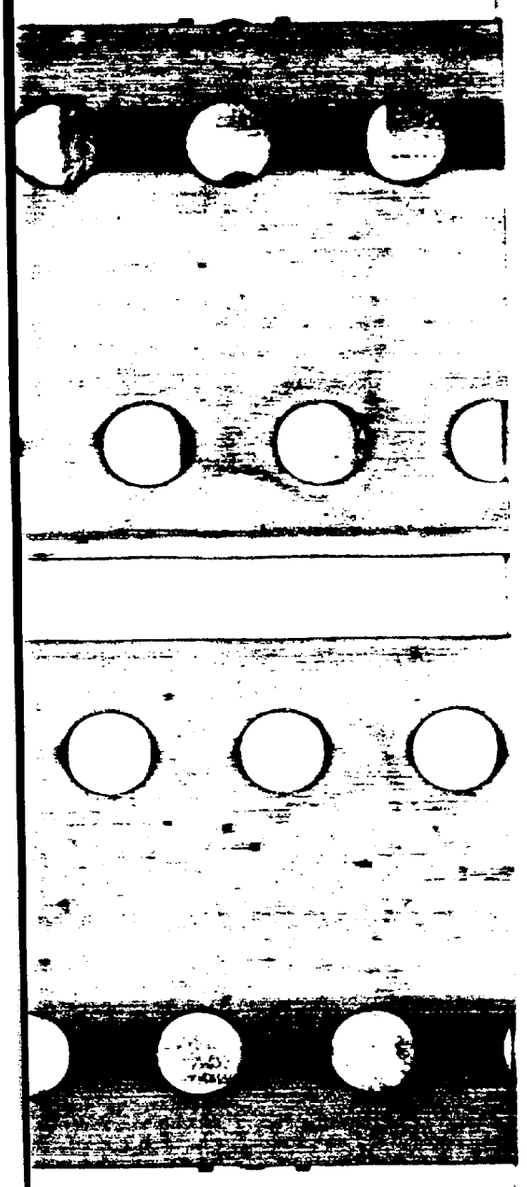
Notary Public

My Commission Expires:

5/8/91

7.9.56 1. IDENTIFICATION REFERENCE Oct 25 1 04 PM '88 FELIX Z WILSON REGISTER DAVIDSON COUNTY, TN

160 10/25 0101 03CHECK 31.25



## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 7500.00 |
| CON TX | 24.75 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 31.25 |
| CHECK | 31.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1027788 00 1346 0001 0760

7.9561

IDENTIFICATION REFERENCE

Oct 25 1 46 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 147507